



County of Orange

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PA98-0173

FILE:

CP01-0050

DATE: November 14, 2001
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP01-0050 for Project No. PA 98-0173, CP0-00033 and CP01-0011 – Ladera Ranch Sign Program – Phase Three
APPLICANT: DMB Ladera LLC

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Director. The proposed changes are as follows:

An Administrative Site Plan approval, PA98-0173, was granted on February 16, 1999 to establish a comprehensive on-site sign program for the Ladera Planned Community, and specifically established a sign program for Planning Area One. The planning application also established the master developer sign program for the entire Ladera Ranch Planned Community and implemented the condition of approval that requires review of subsequent phases through the Changed Plan process. A Changed Plan was processed for Phase II, CP000033 was approved May 25, 2000, and included a comprehensive sign program for Planning Area Two, Village Two (comprised of the Bridgepark District, the Flintridge District and the Township District) within the framework established under PA98-0173. The components of the Village Two sign program included a program consistent with the master sign program (PA98-0173). Changed Plan application, CP01-0011, was approved on March 12, 2001 for minor modifications and additional sign locations to these previous approvals.

The Phase III Sign Program includes general locations, sizes and specifications for Planning Area 3B (Avalon Village) signage that is within the framework of the Master Sign Program approved for Ladera Planned Community. Some of the proposed "ladder directional signs" and "reassurance directional signs" could potentially impair sight distance if not placed appropriately. Even though these signs are required to be installed no closer than five (5) feet from the back of curb, road geometry and/or pavement delineation may necessitate an increased offset to meet county sight distance standards. Traffic review requires that detailed plans for these signs adjacent to any roadway be submitted for their review. Applicable conditions of approval have been placed on the master project approval (PA98-0713) in order to allow Traffic Review an opportunity to review the precise sign locations to ensure adequate sight distance. Additionally, any signage, monument wall entries, ladders, or flags, located in an fee dedicated County Regional Park Land, Dedicated Scenic or Resource Preservation Easements, or within Irrevocably offered Public Local Parks shall require the issuance of County Property Permits prior to installation.

This Changed Plan, CP01-0050, for the Avendale Village (Ladera Phase 3) sign program accomplishes two purposes:

1. Like the Phase 2 Changed Plans, it addresses the proposed signage for Ladera Ranch Phase 3, Tentative Tract 16025 (Final Maps 16155, 16156, 16157 and 16205) and Ladera Planned Community, Planning Subarea 3B.
2. This proposal also serves as a clean up item for the past and future estimates of all phases of the Ladera Ranch Sign Program. As shown on the Sign Program Summary matrix on page 19, the 1998 estimates have been revised, and in most cases the revisions result in a lower number of existing or proposed signs. The remaining changes are due to the revised phasing currently being implemented.

The proposed revisions to Ladera Ranch, Sign Program - Phase Three, dated October 20, 2001, is found to be in substantial compliance with the master sign program design elements, sign sizes, and number limits approved by Planning Application PA98-0173.

CONDITION:

1. Prior to issuance of any sign permit, the Conditions of approval from PA98-0173 shall be satisfied to the satisfaction of the Manager, Current Planning Services Division. These existing conditions of approval apply to all signs approved by this Changed Plan, CP01-0050, and shall remain in full force and effect.

Chad G. Brown

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.